DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Evan Wehr

LOCATION OF PROPOSAL: 3911 Lake Washington Boulevard SE

DESCRIPTION OF PROPOSAL: Install one (1) ground-based boat lift in slip A-31 of the Newport Yacht Basin.

FILE NUMBERS: 20-109179-WG **PLANNER:** Drew Folsom, 425-452-4441

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 9/10/2020

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Heidi Bedwell, Planning Manager
_____
Environmental Coordinator
Elizabeth Stead, Land Use Director

August 27, 2020

OTHERS TO RECEIVE THIS DOCUMENT:

- ❑ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov
- ❑ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ❑ Army Corps of Engineers
- ❑ Attorney General ecyolyef@atg.wa.gov
- ❑ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Skaran Boat Lift
2. Name of applicant Arthur Skaran
3. Contact person Evan Wehr Phone 206.706.3937
4. Contact person address 203 N. 36th Street Suite 201 Seattle, WA. 98103
5. Date this checklist was prepared 6/2/2020
6. Agency requesting the checklist City of Bellevue

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7. Proposed timing or schedule (including phasing, if applicable)

Fall 2020

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

None

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

11. List any government approvals or permits that will be needed for your proposal, if known.

Approval from the U.S. Army Corps of Engineers and City of Bellevue.

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12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Install a ground based boat lift in slip A-31 at Newport Yacht Basin.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

3911 Lake Washington Blvd SE (cross street - SE 40th St.), Legal Description on sheet A1.0

SE Sec: 8 Township: 24N Range: 5E

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☐ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____
2. What is the steepest slope on the site (approximate percent slope)? 5%

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3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand, Gravel, and Muck

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None Known

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

None proposed

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No Change

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8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Not applicable

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Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Washington

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the boat lift will be installed in Lake Washington.

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None required

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No

   e. Does the proposal lie within a 100-year floodplain? Lake level controlled by Army Corp of Eng
   If so, note the location on the site plan.

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f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

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3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

   Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

Not applicable

Plants

1. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other _____
- ☐ evergreen tree: fir, cedar, pine, other _____
- ☑ shrubs
- ☑ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☑ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

Native planting and ground cover have been planted along the shoreline for previous projects.

3. List any threatened and endangered species known to be on or near the site.

Chinook Salmon, Coho Salmon, Bull Trout, Steelhead

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

No plantings are proposed for this project

5. List all noxious weeds and invasive species known to be on or near the site.

Milfoil is present in areas of the marina.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☑hawk, ☑heron, ☑eagle, ☐songbirds, ☐other _____

   Mammals: ☐deer, ☐bear, ☐elk, ☑beaver, ☐other _____

   Fish: ☑bass, ☑salmon, ☑trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

Chinook Salmon, Coho Salmon, Bull Trout, Steelhead

3. Is the site part of a migration route? If so, explain.

Salmon migrate through Lake Washington.

4. Proposed measures to preserve or enhance wildlife, if any.

None

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5. List any invasive animal species known to be on or near the site.

None known

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The boat lift's battery will be recharged by solar.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

   a. Describe any known or possible contamination at the site from present or past uses.

None known

   b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

   c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known

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d. Describe special emergency services that might be required.

None

e. Proposed measures to reduce or control environmental health hazards, if any.

None

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None known

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

There will be low levels of noise from installation and use.

c. Proposed measures to reduce or control noise impacts, if any.

None required

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Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

   The property is a marina. The adjacent properties are a marina and a park.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

   No

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

      N/A

3. Describe any structures on the site.

   There is a condominium marina on the site.

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4. Will any structures be demolished? If so, what?

No

5. What is the current zoning classification of the site? R-2.5

6. What is the current comprehensive plan designation of the site? SF-M

7. If applicable, what is the current shoreline master program designation of the site?

Recreational Boating

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, Lake Washington

9. Approximately how many people would reside or work in the completed project? N/A

10. Approximately how many people would the completed project displace? N/A

11. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None

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13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

N/A

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

3. Proposed measures to reduce or control housing impacts, if any.

N/A

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The boat lift will be approximately 2' above ordinary high water.

2. What views in the immediate vicinity would be altered or obstructed?

None

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3. Proposed measures to reduce or control aesthetic impacts, if any

N/A

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

2. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

3. What existing off-site sources of light or glare may affect your proposal?

None Known

4. Proposed measures to reduce or control light and glare impacts, if any.

N/A

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Boating

2. Would the proposed project displace any existing recreational uses? If so, describe.

No, it will increase the opportunity.

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3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

N/A

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

None Known

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None Known

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

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4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Lake Washington Blvd SE & SE 40th St

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No - Approximately 3,500 feet

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No change to parking.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

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5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

Yes, Lake Washington

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

No Change

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

N/A

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Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

2. Proposed measures to reduce or control direct impacts on public services, if any.

None

Utilities

1. Check the utilities currently available at the site:
   - ☑ Electricity
   - ☑ natural gas
   - ☑ water
   - ☑ refuse service
   - ☑ telephone
   - ☑ sanitary sewer
   - ☐ septic system
   - ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

Electric, Water, Sanitary Sewer

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Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decisi

Signature _____  _____

Name of signee Evan Wehr for Ecco Design Inc.

Position and Agency/Organization Ecco Design Inc.

Date Submitted 6/3/2020

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Development Services

Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.
Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Indicate proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources?

Indicate proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Indicate proposed measures to reduce or respond to such demand(s).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

City of Bellevue
Development Services Department
Land Use Staff Report

Date of Receipt by Ecology:

SHORELINE MANAGEMENT ACT
DECISION ON SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

File Number:	20-109179-WG
Proposal Name:	Skaran Boat Lift
Proposal Address and Location:	3911 Lake Washington Blvd SE LAT: 47.57526 N LON 122.18959 W SE ¼ S:9 T:24N R:5E
Water Body:	Lake Washington
Shoreline Environment Designation:	Recreational Boating
Proposal Description: Shoreline Substantial Development Permit to install one (1) ground-based boat lift in slip A-31 of the Newport Yacht Basin.	
Applicant: ☐Applicant owns property Evan Wehr, Ecco Design, 203 N 35th Street #201 Seattle, WA 98103, 206-706-3937, evan@ecoodesigninc.com	
Applicant Representative: Evan Wehr	
Application Date:	June 3, 2020
Notice of Application Date:	July 23, 2020
Notice of Decision Date:	August 27, 2020

SEPA Determination: **Determination of Non-Significance**

SEPA Appeal Deadline: **September 10, 2020**

Heidi Bedwell, Planning Manager
_____
Elizabeth Stead, Environmental Coordinator
Development Services Department

Decision on SSDP: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

Heidi Bedwell, Planning Manager
By:_____
Heidi Bedwell, Land Use Planner

The appeal period for a Shoreline Substantial Development Permit is 21 days from the "date of filing" with the Department of Ecology, as defined in RCW 90.58.140(6) and WAC 173-27-130. Appeal of the decision must be made to the Washington State Shoreline Hearings Board.

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. This permit approval will expire within two years of the date of filing unless the construction, use, or activity pursuant to this permit is commenced. Final expiration of this permit approval is five years from the date of filing. Request for extension of expiration is subject to LUC 20.25E.250.E.6.

Construction pursuant to this permit shall not begin or is not authorized until twenty-one (21) days from the date of filing or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D).

CONTENTS

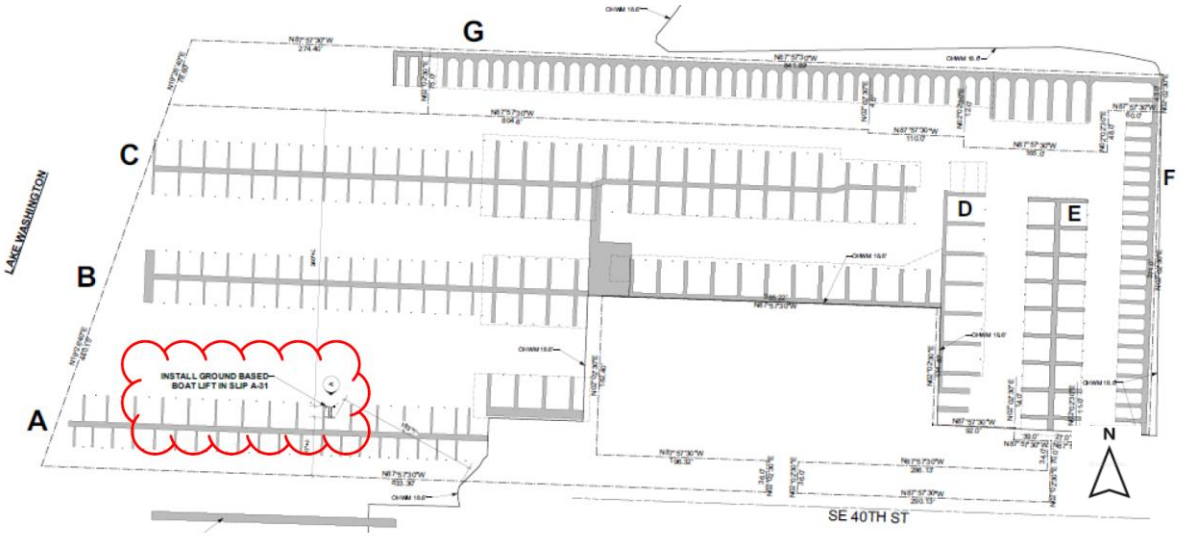
Attachments:

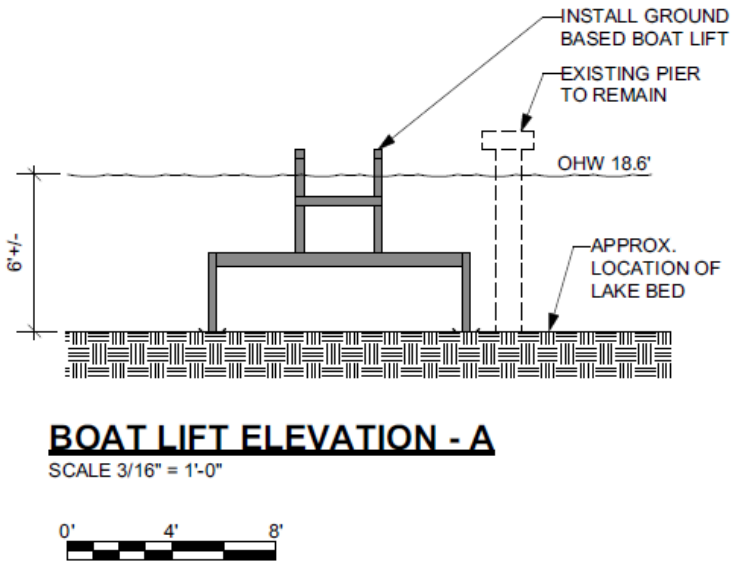
A. Site Plan
B. Environmental Checklist

I. Proposal Description

Applicant requests approval to install one (1) new ground-based boat lift in slip A-31 of the Newport Yacht Basin. **See Figure 1 for the proposed conditions.**

Figure 1





The proposed project is subject to the Shoreline Substantial Development Permit and SEPA requirements because the proposed work is within a shoreline of statewide significance. The total cost of the proposed work to install the new boat lift exceeds the threshold allowance of

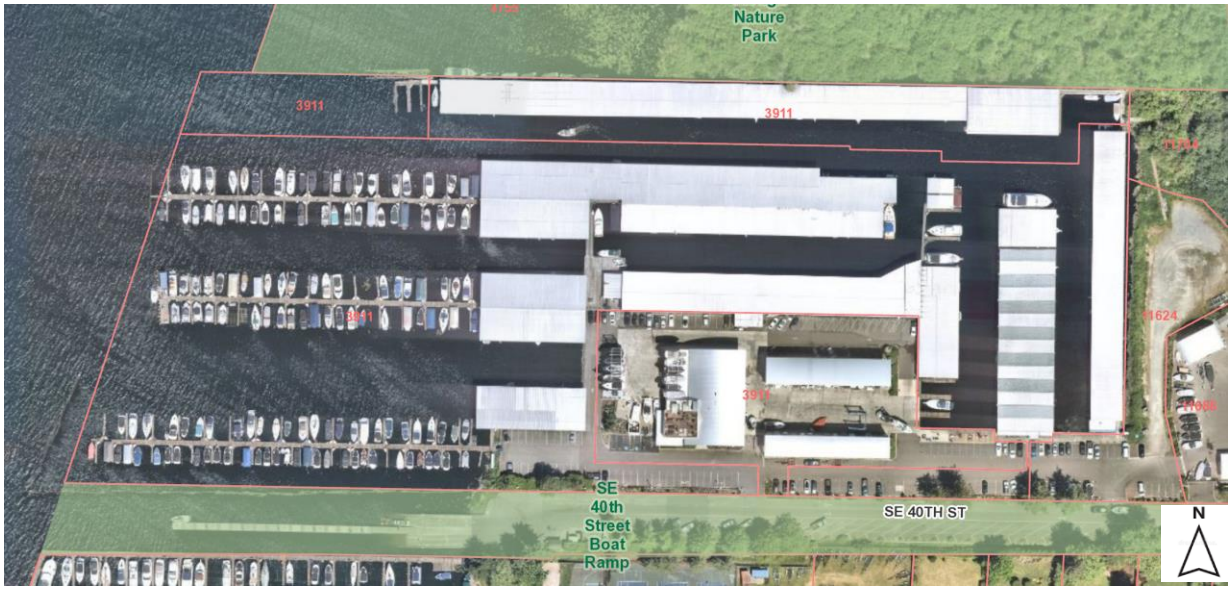
$7,047 granted in LUC 20.25E.170.C.1, and therefore requires a Shoreline Substantial Development Permit review. The provisions of the Shoreline Master Program (Shoreline Management Element of the Comprehensive Plan and LUC 20.25E) apply.

II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description and Land Use Context

The subject site is located on Lake Washington in the Factoria subarea. The proposed boat lift will be located in slip A-31 of the Newport Yacht Basin. The Newport Yacht Basin is a private marina with approximately 416 privately owned and leased boat slips. Mercer Slough Nature Park is located north of the property. A Native Growth Protection Area (NGPA) tract and a parcel with boat storage use are located west, upland of the property. A public boat launch and the SE 40th Street boat ramp are located south of the property. **See Figure 2 Aerial Photo Below.**

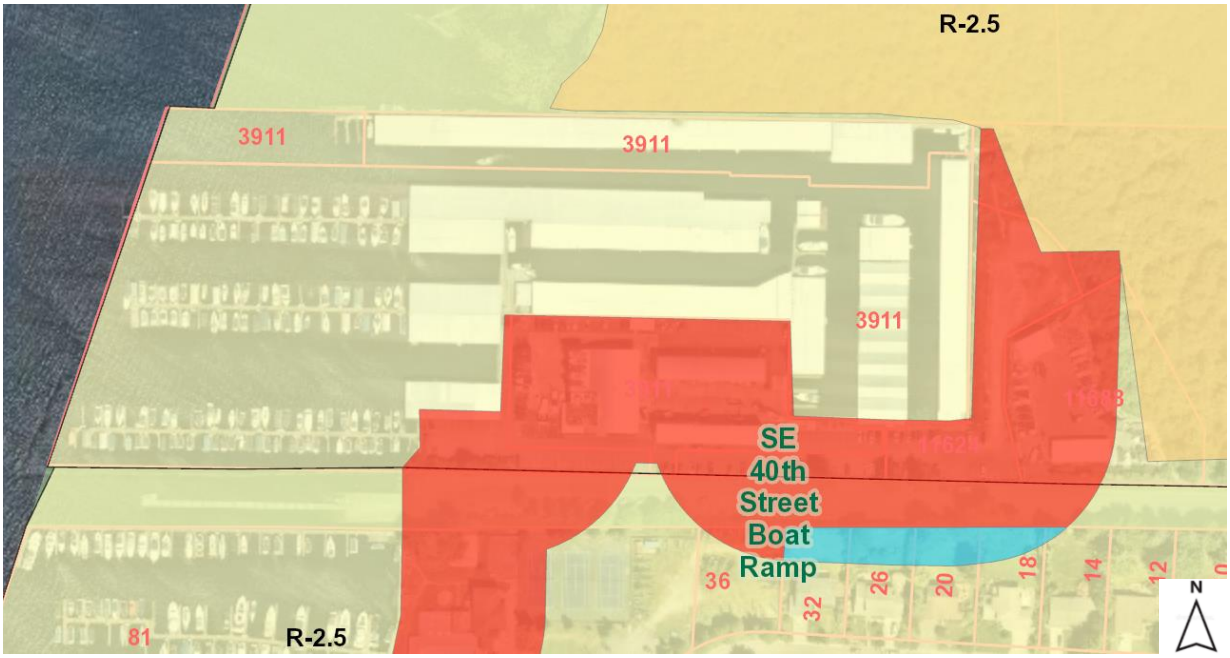
Figure 2

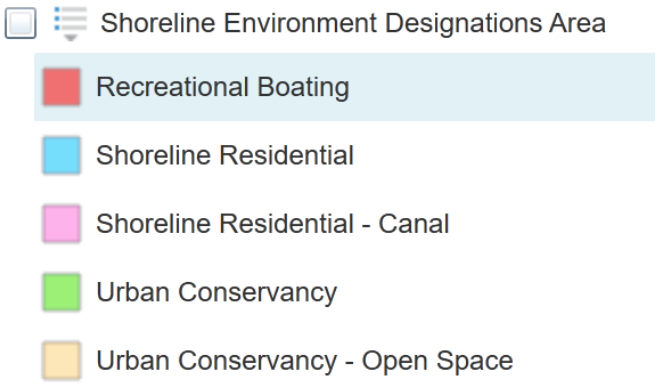


B. Zoning

The property is zoned R-2.5 and is located within the Shoreline Overlay District per LUC 20.25E. The Shoreline Environment Designation for the property is Recreational Boating. Properties in the vicinity are also within the R-2.5 zoning district but are within the Shoreline Residential Environment.

Figure 3 Zoning and Shoreline Environment Designations Area





C. Shoreline & Critical Area Functions

i. Shorelines

The site is in the Recreational Boating (RB) shoreline environment designation.
Per LUC 20.25E.010, the recreational boating environment is to provide a variety of water-dependent and water-oriented uses, with primary focus on activities associated with recreation. The RB environment should not support heavy commercial or industrial uses, other than limited commercial activities conducted accessory to a marina use.

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al.1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others.

Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

ii. Habitat Associated with Species of Local Importance

The increase in human settlement density and associated intensification of land use known as urbanization has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

Properties within the Shoreline and Critical Area Overlays are part of the city's shoreline master program and are classified as environmentally sensitive. The master program recognizes the site as a shoreline residential environment subject to the provisions of the City's Shoreline Master Program as discussed below.

III. Consistency with Land Use Code (LUC) Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-2.5 zoning district. There are no general dimensional requirements applicable to the subject proposal.

B. Shoreline Master Program Requirements LUC 20.25E:

LUC 20.25E.080 - Nonresidential moorage facilities, boat ramps and launches are allowed in the Shoreline Overlay District when in compliance with this subsection E.

Finding: The new boat lift is located in an existing boat slip at a marina with over 400 existing boat slips. The proposal was designed and located to avoid impacts to existing shoreline

ecological functions. The proposal will use environmentally neutral materials. No modification of the standards of this section is proposed.

IV. Public Notice and Comment

Date of Application: June 3, 2020
Notice of Application: July 23, 2020
Minimum Comment Period: August 24, 2020

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin on July 23, 2020. It was mailed to property owners within 500 feet of the project site. Staff received no comments prior to the writing of this report.

V. Summary of Technical Reviews

Clearing and Grading:
The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

Utilities Department:
The Utilities Division of the Development Services Department has reviewed the proposed development for compliance with Utilities codes and standards. The Utilities staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

The applicant has provided a complete SEPA checklist supported by detailed analysis for review in demonstrating no significant adverse environmental impact. Staff has reviewed the checklist, analysis, and supporting documentation and has determined that, for the proposed action, environmental review indicates no probability of significant adverse environmental impacts provided that applicable city codes and standards are implemented. Therefore, issuance of a Determination of Non-Significance pursuant to WAC 197-11-340 and Bellevue City Code (BCC) 22.02.034 is appropriate.

A. Earth, Air, and Water

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed construction and minor disturbance is anticipated as the only in-water work is the placement of the boat lift.

B. Animals

The applicant will be required to receive State and Federal permit approval and all in-water work is required to occur within the construction window as established by the agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval regarding in-water work and additional agency permitting in Section IX of this report.**

C. Plants

No vegetation will be disturbed as part of the proposal.

VII. Decision Criteria

A. Shoreline Substantial Development Permit Decision Criteria – 20.25E.160.D

The Director of the Development Services Department may approve or approve with modifications if:

1. The proposal is consistent with the policies and procedures of the Shoreline Management Act;

Finding: The applicant's proposal is consistent with the following policies and has demonstrated compliance with the applicable procedures and requirements of the SMP through this application. Specifically:

RCW 90.58.020 Legislative findings - State policy enunciated - Use preference.

2. The proposal is consistent with the provisions of Chapter 173-27 WAC;

Finding: The applicant's proposal is consistent with the following policies and has demonstrated compliance with the applicable procedures and requirements of the WAC through this application. Specifically:

WAC 173-26-176 General policy goals of the act and guidelines for shorelines of the state.

3. The proposal is consistent with the SMP;

Finding: As evaluated in Section III of this report, the applicant has submitted project plans that demonstrate the proposal's consistency with the policies and procedures of the Shoreline Management Program (SMP).

4. The proposal will be served by adequate public facilities including streets, fire protection, and utilities;

Finding: The site is currently served by adequate public facilities and no change in demand for public services is anticipated through the execution and lifetime of this proposal.

5. The proposal is consistent with the Bellevue Comprehensive Plan;

Finding: The applicant's proposal is consistent with the following policies and has demonstrated compliance with the SMP through this application. Specifically:

SH-16 - Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.

SH-18 - Give preference to residential and water dependent, water-enjoyment, and water-related uses (in that order) when the use, activity, or development preserves shoreline ecological functions and processes or, where necessary, mitigates impacts to water quality, fish and wildlife habitat, and other shoreline functions.

The proposed new boatlift is consistent with this goal to allow use of the shoreline, will be constructed with materials suitable for in-water construction, and will not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water.

6. The proposal complies with applicable requirements of the Bellevue City Code;

Finding: As discussed in Section III and V of this report, the proposal complies with applicable BCC requirements.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including LUC consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the location and installation of the Skaran boat lift. Revision to this approval shall be in accordance with LUC 20.25E.150.E.2.

Note - Expiration of Approval: In accordance with LUC 20.25E.250.C.2, a Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to commence construction activity, and fails to make substantial progress towards completion of the project within two (2) years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.25E.250.C.6.

Permit authorization expires finally, despite commencement of construction, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.25E.250.

IX. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Utilities Code	Jason Felgar 425-452-7851
Land Use Code- BCC 20.25H	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441

The following conditions are imposed under the BCC or SEPA authority referenced:

1. **State Permits Required: T**he applicant shall produce evidence of receipt of required state permits for the proposed boat lift.

   Authority: LUC 20.25E.065
   Reviewer: Drew Folsom, Land Use

2. **Lake Washington Allowed In-Water Work Windows:** The Washington Department of Fish and Wildlife regulates work windows to protect anadromous fish within Lake Washington. The project shall comply with WDFW approved work windows for construction.

   Authority: LUC 20.25H.160
   Reviewer: Drew Folsom, Land Use

PROJECT INFORMATION

OWNER:
ART SKARAN

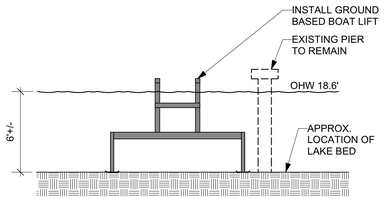
SITE ADDRESS:
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

PARCEL NUMBER:
607340-3180

LEGAL DESCRIPTION:
NEWPORT YACHT BASIN CONDOMINIUM PCT
UND INT 0.25
PLAT LOT: UNIT A-31

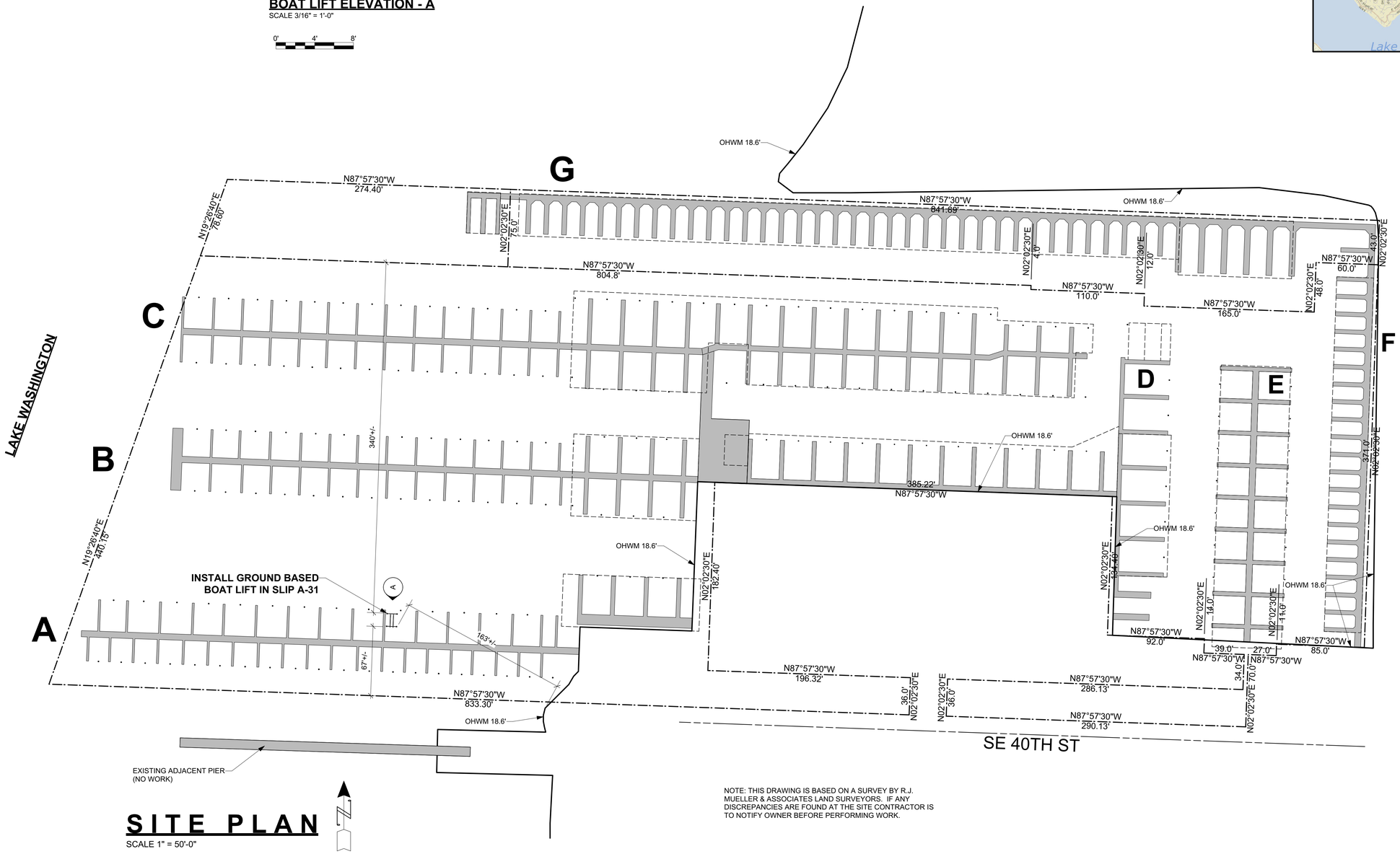
PROJECT DESCRIPTION:
INSTALL ONE GROUD BASED BOAT LIFT IN SLIP A-31.

VICINITY MAP



BOAT LIFT ELEVATION - A
SCALE 3/16" = 1'-0"

0' 4' 8'



SITE PLAN
SCALE 1" = 50'-0"

NOTE: THIS DRAWING IS BASED ON A SURVEY BY R.J. MUELLER & ASSOCIATES LAND SURVEYORS. IF ANY DISCREPANCIES ARE FOUND AT THE SITE CONTRACTOR IS TO NOTIFY OWNER BEFORE PERFORMING WORK.

ECCO
Architecture & Design
203 N 36th Street, Ste. 201
Seattle, WA 98103

PROJECT INFO
SITE PLAN
ELEVATIONS

DATE: 5/21/2020
REVISIONS:

SKARAN BOATLIFT
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

A1.0